This instrument prepared by and (MAIL)
instrument may be returned to:
OS National, LLC
2170 Satellite Blvd., Ste. 200
Duluth, GA 30097
Tel. 770-497-9100

Karen Y Johnson Davidson County
Batch# 140962 DEEDWARR
09/14/2018 03:22:30 PM 5 pgs
Fees: $28.00 Taxes: $1,097.05
20180914-0091601

SP.# 296,500

Send tax bills to:
Opendoor Property D LLC, a Delaware limited liability company
405 Howard Street, Suite 550
San Francisco, CA 94105

Name and address of new owner:
Opendoor Property D LLC, a Delaware limited liability company
405 Howard Street Suite 550
San Francisco, CA 94105

Map parcel number: 086-04-0B-044.00-CO

Source of Title: See Exhibit "A" attached hereto and incorporated herein.

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

Anna M. Pate and Brandi M. Felts,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

Opendoor Property D LLC,
a Delaware limited liability company,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their (successors), heirs and assigns forever. We covenant with the said Grantees that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those matters appearing of record and real property taxes.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the

use of any gender shall be applicable to all genders.

Witness our hand this 12 day of September, 2018, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Anna M. Pate

Anna M. Pate

Brandi M. Felts

Brandi M. Felts

STATE OF TN.

COUNTY OF Davidson

On this 12 day of September, 20 18, before me personally appeared Anna M. Pate and Brandi M. Felts, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person (or person's) free act and deed.

Eddie N. Morthel

Notary Public

Printed Name: Eddie N. Morthel

Commission Expires:

9-16-2020

EDDIE N. MORTHEL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

AFFIDAVIT OF VALUE

STATE OF GEORGIA)

COUNTY OF GWINNETT)

The actual consideration (or value, whichever is greater) for this transfer is $296,500.00.

AFFIANT – MyThanh Le
OS National LLC, a Georgia limited liability company
as Attorney In Fact for Opendoor Property D LLC, a Delaware limited liability company

Subscribed and sworn to before me, this 14th day of September, 2018.

NOTARY PUBLIC
My Commission Expires:
8/26/19

SARAH E. PRATT NOTARY PUBLIC Comm. Exp. 8/26/19 GWINNETT COUNTY

Property address: 4900 Tulip Grove Lane, Hermitage, TN 37076

EXHIBIT A

For Information purposes only - Street Address: 4900 Tulip Grove Lane, Hermitage, TN 37076

County: Davidson

File Number: 143434

Tax Parcel ID/APN: 086-04-0B-044.00-CO

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of First Revision, Section 2, Sunset Oaks of record in Plat Book 7900, Page 942, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Anna M. Pate and Brandi M. Felts, joint tenants by the entirety by Warranty deed from Ioan Moga and wife, Livia Moga of record in Instrument No. 20150527-0048611 Register's Office for Davidson County, Tennessee, dated May 22, 2015 and recorded on May 27, 2015. (Value of consideration shown in aforementioned deed $233,900.00.)

Being also known as 4900 Tulip Grove Lane Hermitage, Tennessee 37076.

True Copy Certification

I, Faithe Williams, do hereby make oath that I am ~~a licensed attorney and/or~~ the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature: Faithe Williams

State of GEORGIA
County of GWINNETT

Personally appeared before me, Krista Murphy, a notary public for this county and state, Faithe Williams, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:
Notary' Seal (if on paper)

KRISTA MURPHY NOTARY PUBLIC GWINNETT COUNTY EXPIRES GEORGIA JUNE 25, 2021